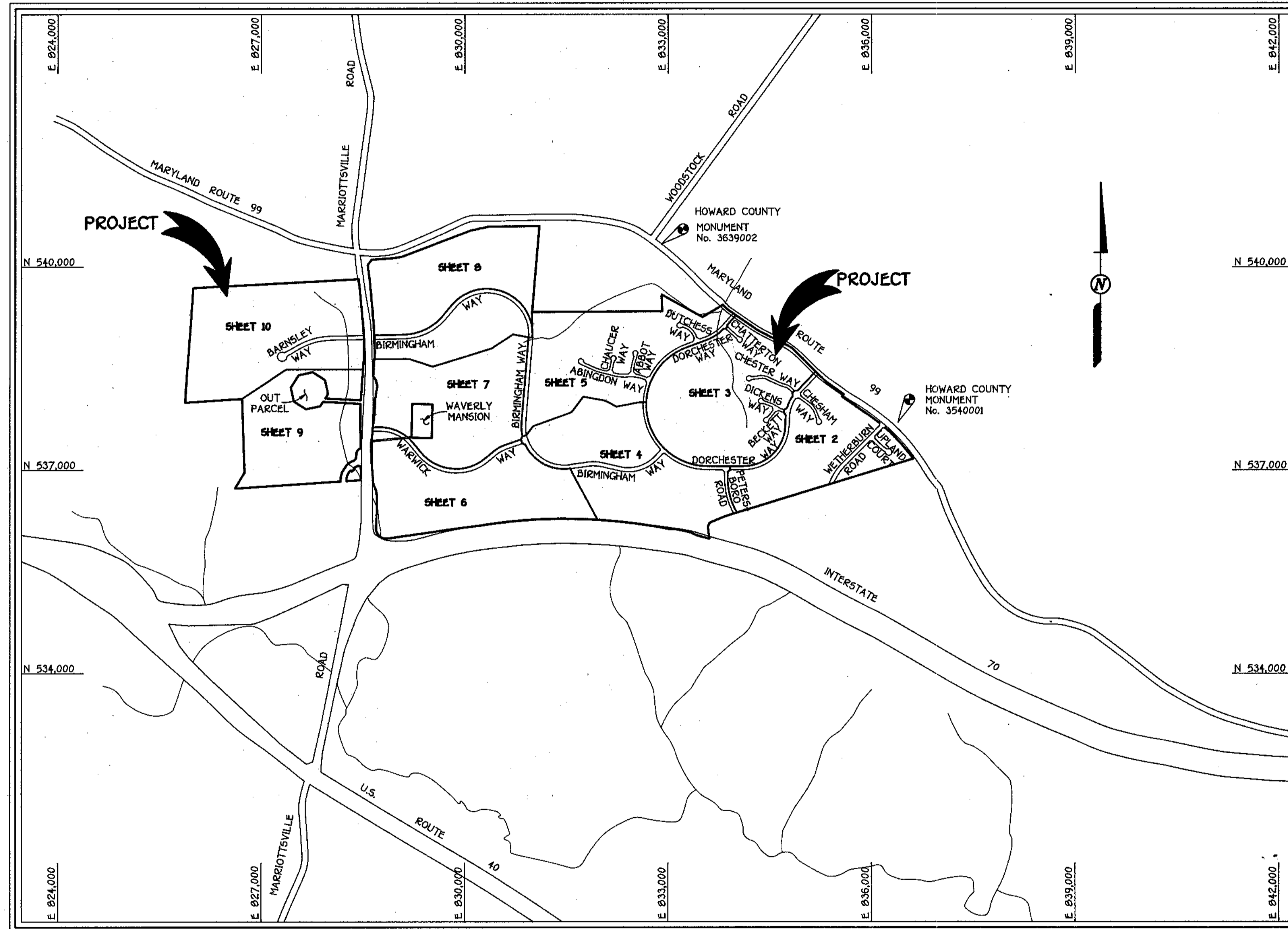


SKETCH PLAN WAVERLY THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SIGNIFICANT & SPECIMEN TREE LIST					
No.	COMMON NAME	DBH *	No.	COMMON NAME	DBH *
ST1	TULIP POPLAR	34.9	ST44	BLACK OAK	34.3
ST2	TULIP POPLAR	41.0	ST45	TULIP POPLAR	27.0
ST3	TULIP POPLAR	46.3	ST46	TULIP POPLAR	30.0
ST4	RED MAPLE	38.2	ST47	BLACK OAK	27.7
ST5	RED MAPLE	34.5	ST48	BLACK OAK	25.7
ST6	TULIP POPLAR	31.9	ST49	SOUTHERN RED OAK	25.7
ST7	TULIP POPLAR	36.6	ST50	BLACK OAK	29.0
ST8	TULIP POPLAR	30.1	ST51	BLACK OAK	26.3
ST9	WHITE OAK	32.5	ST52	BLACK OAK	26.7
ST10	RED MAPLE	44.0	ST53	BLACK OAK	28.0
ST11	RED MAPLE (HOLLOW AT BASE)	38.5	ST54	PIN OAK	30.2
ST12	TULIP POPLAR	31.1	ST55	SILVER MAPLE (MULTISTEMMED ABOVE BREAST HEIGHT)	74.4
ST13	RED MAPLE	38.8	ST56	BLACK OAK	32.0
ST14	TULIP POPLAR	31.4	ST57	TULIP POPLAR	42.7
ST15	RED MAPLE	38.3	ST58	TULIP POPLAR	33.5
ST16	RED MAPLE	35.5	ST59	SOUTHERN RED OAK	21.6
ST17	WHITE OAK	51.4	ST60	SILVER MAPLE (TRIPLE-STEMMED)	32.2
ST18	WHITE OAK	53.7	ST61	BLACK CHERRY	32.0
ST19	SOUTHERN RED OAK	42.0	ST62	BLACK CHERRY	30.0
ST20	TULIP POPLAR	36.9	ST63	SILVER MAPLE	42.7
ST21	TULIP POPLAR (HOLLOW)	33.7	ST64	TULIP POPLAR	37.3
ST22	SOUTHERN RED OAK	37.5	ST65	TULIP POPLAR (TWIN ABOVE DBH)	30.8
ST23	BLACK CHERRY	34.0	ST66	TULIP POPLAR	30.6
ST24	BLACK CHERRY	35.0	ST67	TULIP POPLAR	38.0
ST25	RED MAPLE (8" ELM GROWING OUT OF SIDE)	36.7	ST68	BLACKGUM	40.2
ST26	BLACK CHERRY	43.4	ST69	PIN OAK	32.3
ST27	BLACK CHERRY	33.0	ST70	RED MAPLE	35.4
ST28	TULIP POPLAR	35.2	ST71	TULIP POPLAR (TWIN ABOVE DBH)	42.4
ST29	UNIDENTIFIED TREE SP.	35.4	ST72	RED MAPLE	34.5
ST30	WHITE PINE	32.3	ST73	TULIP POPLAR (TWIN)	38.2
ST31	AMERICAN ELM	39.7	ST74	TULIP POPLAR (TWIN)	34.7
ST32	WHITE PINE	34.5	ST75	TULIP POPLAR (TWIN)	42.7
ST33	WHITE OAK	36.2	ST76	TULIP POPLAR (TWIN)	32.6
ST34	SOUTHERN RED OAK	30.6	ST77	TULIP POPLAR (TWIN)	34.0
ST35	SOUTHERN RED OAK	33.0	ST78	TULIP POPLAR (TWIN)	37.5
ST36	TULIP POPLAR	33.4	ST79	WHITE OAK	28.8
ST37	TULIP POPLAR (TWIN * 5')	39.7	ST80	WHITE OAK (HOLLOW & PARTIALLY DEAD)	32.1
ST38	WHITE OAK	40.7	ST81	WHITE OAK	38.0
ST39	SOUTHERN RED OAK	28.7	ST82	RED MAPLE	37.7
ST40	SOUTHERN RED OAK	24.7	ST83	*WHITE OAK (TWIN)	42.4
ST41	SOUTHERN RED OAK	25.9	ST84	*RED MAPLE	34.4
ST42	WHITE OAK	24.1	ST85	*RED MAPLE	32.5
ST43	WHITE OAK	25.9	ST86	*GREEN ASH	31.3

* D.B.H. DENOTES DIAMETER AT BREAST HEIGHT



VICINITY MAP
SCALE: 1" = 1200'

SHEET INDEX	
SHEET No.	SHEET
1	TITLE SHEET
2 - 10	SKETCH PLANS
11	PHASING PLAN FOR DEVELOPMENT
12	PHASING PLAN FOR ROADWAY CONSTRUCTION

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- LOCATION: MARYLAND ROUTE 99 ON THE NORTH EASTERN BOUNDARY OF LANDFILL ON THE WEST; INTERSTATE 70 ON THE SOUTH AND WAVERLY WOODS SECTION 2 SUBDIVISION ON THE EAST.
- TAX MAP: '16 PARCELS: 20, 21, 234, 249, AND 406.
- ZONING: SEE DENSITY TABULATION CHART ON THIS SHEET.
- THIS PLAN IS SUBJECT TO ZONING BOARD CASE No. ZB929-M WHICH APPROVED ON MARCH 22, 1993 A REQUEST TO REZONE 682.18 ACRES OF RURAL LAND INTO THE MIXED USE AREAS AS SHOWN ABOVE ON NOTE *3.
- TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN ON 2/12/89 BY PHOTO SCIENCE ON A 2' CONTOUR INTERVAL.
- PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF EXISTING CONTRACT Nos. 24-3115-D, 24-1962-D AND 24-1871-D.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE DEFERRED UNTIL THE PRELIMINARY PLAN SUBMITTAL.
- THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'27 HOWARD COUNTY CONTROL STATION:

HOWARD COUNTY MONUMENT *3639002	N 54031.256	ELEV. = 445.577
	E 832918.467	
HOWARD COUNTY MONUMENT *3540001	N 537800.891	ELEV. = 509.924
	E 838174.192	
- EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE AS-BUILT DRAWINGS.
- NUMBER OF PARKING SPACES PROVIDED:

ZONING	NUMBER OF PARKING SPACES REQUIRED	PROVIDED
R-SA-B	8 SPACES PER UNIT 2 x 202 = 404	1426
R-A-15	15 SPACES PER UNIT 12 x 200 = 2400	522
R-SC	2 PER LOT	2 PER LOT
R-20	2 PER LOT	2 PER LOT

- TOTAL AREA OF PUBLIC ROADWAYS OR RIGHTS OF WAY: 38.65 Ac.*
- TOTAL AREA OF PRIVATE ROADWAYS: 19.82 Ac.*
- NOISE STUDY WAS PROVIDED BY M.A. DIRCKS AND CO. INC.
- FOREST DELINEATION AND WAS PROVIDED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC.
- STORM WATER MANAGEMENT FOR ALL P.E.C. ZONED PARCELS WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN PHASE.
- SINGLE FAMILY ATTACHED SHOWN IN R-SA-B WILL BE CONDOMINIUM UNITS. AREAS OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

DENSITY TABULATION CHART							
ZONING	TOTAL No. OF PARCELS, LOTS AND UNITS	GROSS AREA	STEEP SLOPES AND FLOODPLAIN	NET AREA	DENSITY	NUMBER OF UNITS ALLOWED	NUMBER OF UNITS PROVIDED
P.E.C. (PLANNED EMPLOYMENT CENTER)	8 PARCELS	37215 Ac.*	-----	-----	-----	-----	-----
B-1	1 PARCEL	8.5 Ac.*	-----	-----	-----	-----	-----
R-20	98 LOTS	82.75 Ac.*	3.59 Ac.*	79.16 Ac.*	-----	180 LOTS	98 LOTS
R-SC	113 LOTS	68.50 Ac.*	2.37 Ac.*	66.13 Ac.*	-----	274 LOTS	113 LOTS
R-SA-B	502 UNITS	107.68 Ac.*	2.94 Ac.*	104.74 Ac.*	15 DWELLING UNITS PER NET ACRE	837 UNITS	502 UNITS
R-A-15	300 UNITS	42.80 Ac.*	0.0 Ac.*	42.80 Ac.*	7.04 DWELLING UNITS PER NET ACRE	639 UNITS	300 UNITS
TOTALS	1013 UNITS 9 PARCELS	682.18 Ac.*	8.90 Ac.*	292.63 Ac.*	-----	1930 DWELLING UNITS	1013 DWELLING UNITS

OPEN SPACE TABULATION CHART			
ZONING	PERCENTAGE OF SPACES REQUIRED	TOTAL AREA OF OPEN SPACE REQUIRED	TOTAL AREA OF OPEN SPACE PROVIDED
P.E.C. (PLANNED EMPLOYMENT CENTER)	25%	93.04 Ac.*	262.66 Ac.*
B-1	0 Ac.*	0 Ac.*	0 Ac.*
R-20	30%	24.83 Ac.*	37.09 Ac.*
R-SC	20%	13.70 Ac.*	39.79 Ac.*
R-SA-B	25%	26.92 Ac.*	88.80 Ac.*
R-A-15	25%	10.65 Ac.*	30.04 Ac.*
TOTALS	-----	169.14 Ac.*	458.38 Ac.*

ROAD CLASSIFICATION CHART		
ROAD	CLASSIFICATION	R/W WIDTH
DORCHESTER WAY	MINOR COLLECTOR	60'
CHESTER WAY	CUL-DE-SAC	50'
CHESTER WAY	CUL-DE-SAC	50'
DICKENS WAY	CUL-DE-SAC	50'
BECKETT WAY	CUL-DE-SAC	50'
CHATTERTON WAY	CUL-DE-SAC	50'
DUTCHESS WAY	CUL-DE-SAC	50'
ABINGDON WAY	CUL-DE-SAC	50'
ABBOT WAY	CUL-DE-SAC	50'
CHAUCER WAY	CUL-DE-SAC	50'
BIRMINGHAM WAY	MAJOR COLLECTOR	80'
WARWICK WAY	MAJOR COLLECTOR	80'
BARNESLEY WAY	CUL-DE-SAC	60'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 11/30/93
PLANNING DIRECTOR DATE

SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 1 OF 12

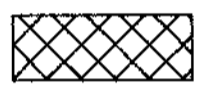
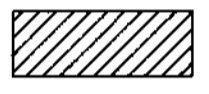


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21044
410-468-1899

OWNER AND DEVELOPER
GTV JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

[Signature] 11/19/93
DATE



PROPERTY OF
SAMUEL BROWN, ET. AL
2214 / 731

- LEGEND**
-  DENOTES 15.00% TO 24.99% SLOPES
 -  DENOTES 25.00% AND GREATER SLOPES
 -  DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
 -  DENOTES WETLAND LIMITS

PROPERTY OF
SHELDON DUDLEY FREDERICK
AND WIFE
764-427

PROPERTY OF
ALBERT AND RUTH AFFELOT
288 / 397

PROPERTY OF
JUNE A. AFFELOT ET. AL
221 / 262

PROPERTY OF
GLENN L. AND
CATHERINE F. SCHULTE
1608 / 685

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith 11/30/93
PLANNING DIRECTOR DATE

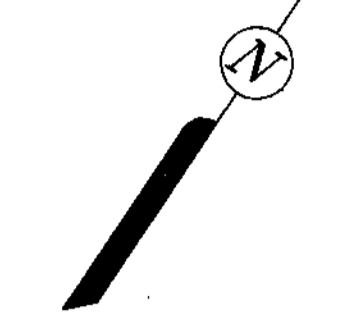
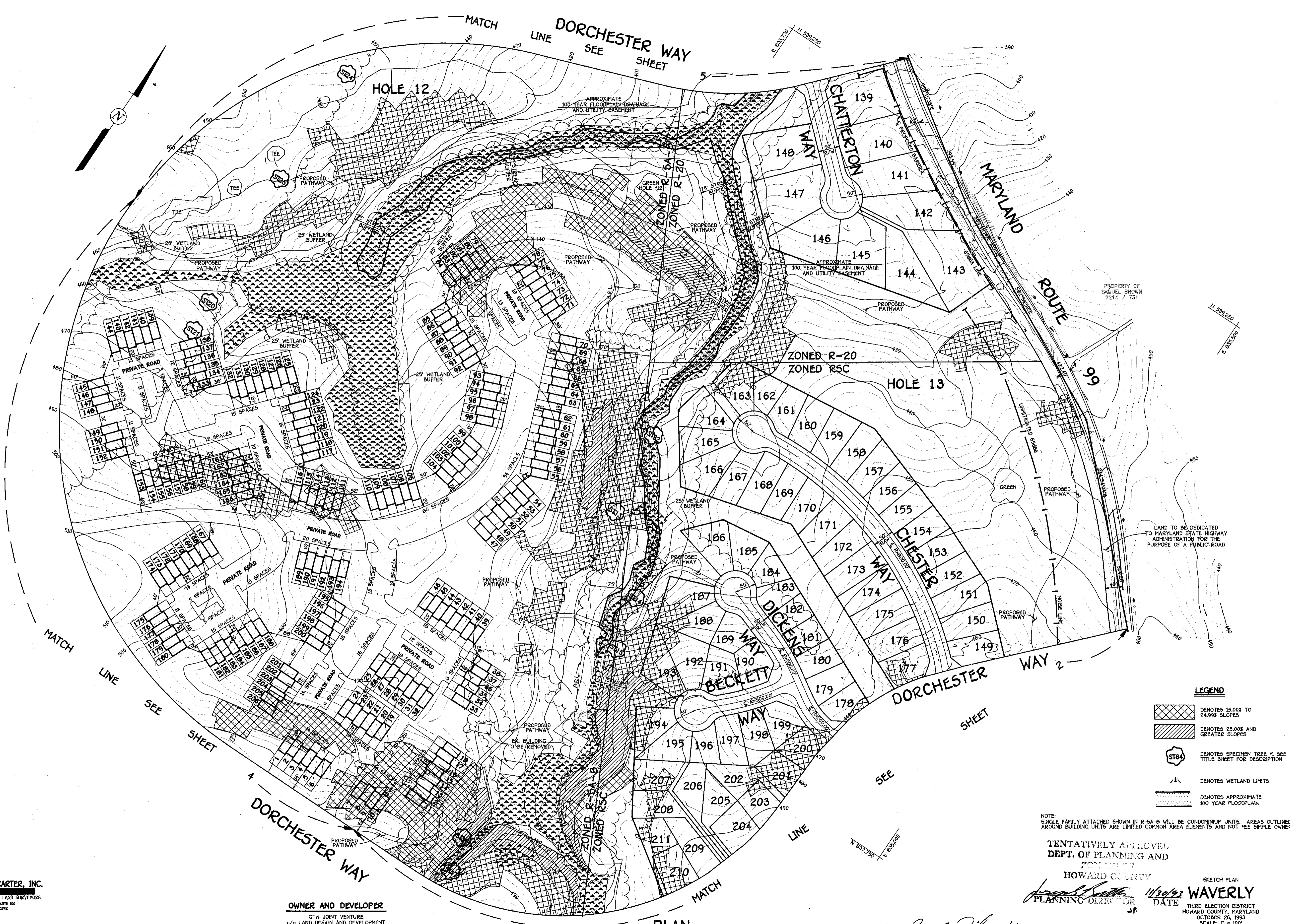
SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 2 OF 12

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
871 BALTIMORE NATIONAL PKWY., SUITE 100
ELLSWORTH CITY, MARYLAND 21042
410.461-2955

PLAN
SCALE: 1" = 100'

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 WICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

James Smith 11/1/93
DATE



- LEGEND**
- DENOTES 15.00% TO 24.99% SLOPES
 - DENOTES 25.00% AND GREATER SLOPES
 - DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
 - DENOTES WETLAND LIMITS
 - DENOTES APPROXIMATE 100 YEAR FLOODPLAIN

NOTE: SINGLE FAMILY ATTACHED SHOWN IN R-5A-0 WILL BE CONDOMINIUM UNITS. AREAS OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

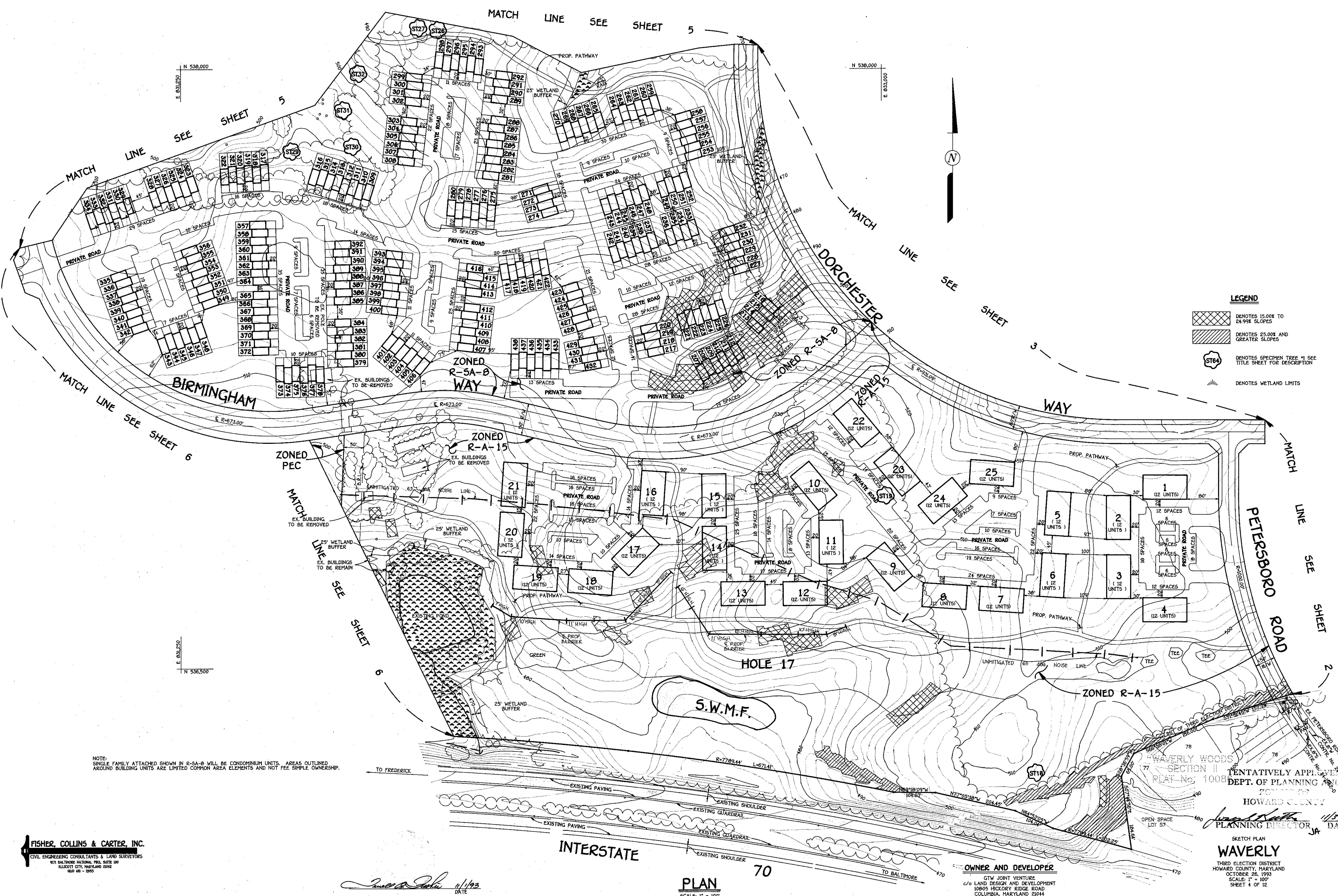
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 11/30/93
 SKETCH PLAN
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 26, 1993
 SCALE: 1" = 100'
 SHEET 3 OF 12

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 907 BALTIMORE NATIONAL FIRE SITE 100
 BELLECHIEF CITY, MARYLAND 21042
 (410) 461-2955

OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

PLAN
 SCALE: 1" = 100'

James M. Decker 11/1/93
 DATE



LEGEND

- DENOTES 15.00% TO 24.99% SLOPES
- DENOTES 25.00% AND GREATER SLOPES
- DENOTES SPECIMEN TREE *1 SEE TITLE SHEET FOR DESCRIPTION
- DENOTES WETLAND LIMITS

NOTE: SINGLE FAMILY ATTACHED SHOWN IN R-SA-B WILL BE CONDOMINIUM UNITS. AREAS OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

[Signature] 11/30/93
 PLANNING DIRECTOR DATE

SKETCH PLAN
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 26, 1993
 SCALE: 1" = 100'
 SHEET 4 OF 12

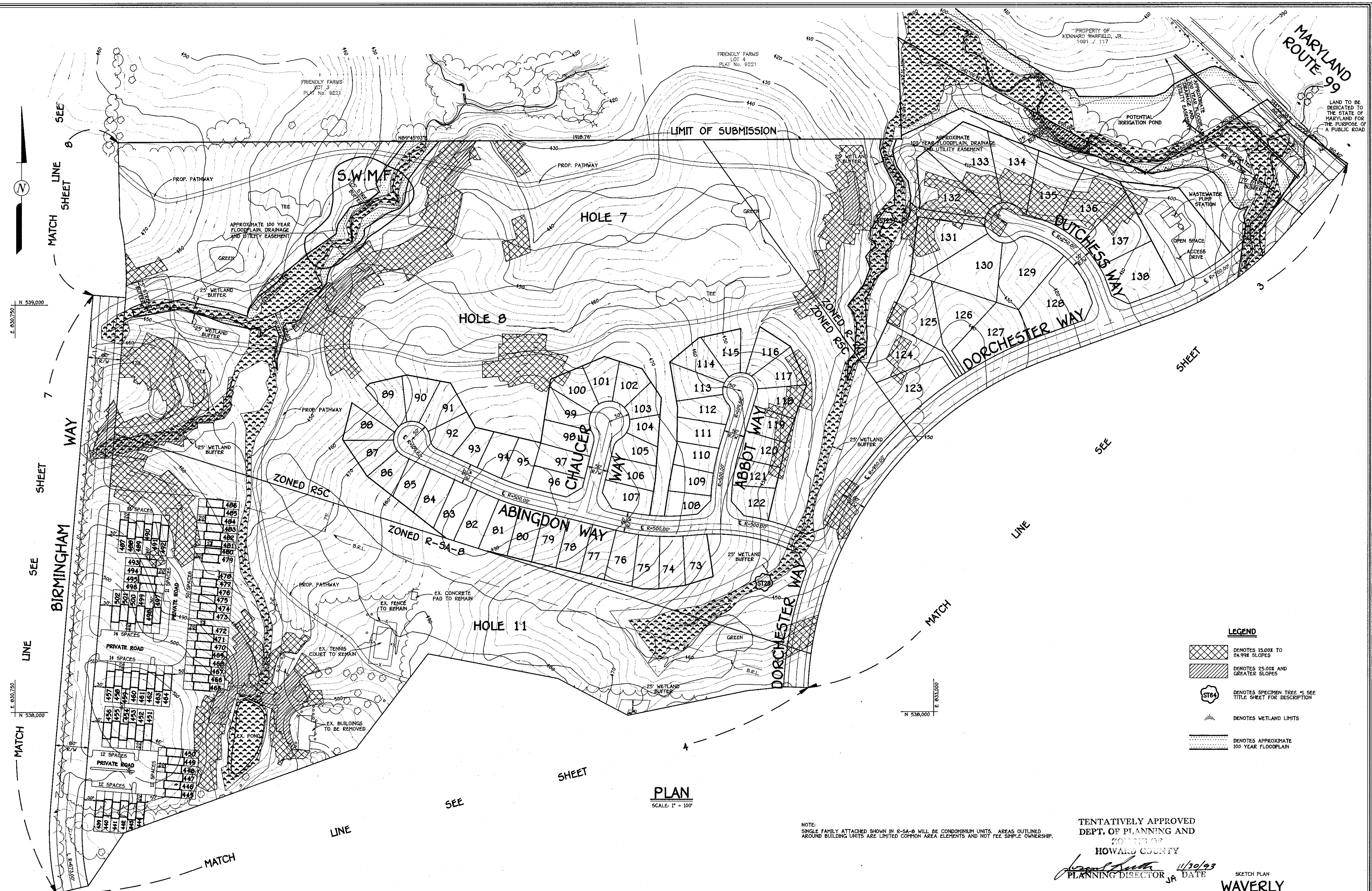
OWNER AND DEVELOPER
 GTV JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 477 BALTIMORE NATIONAL PKWY. SUITE 200
 ELLICOTT CITY, MARYLAND 21114
 410 461 - 2665

[Signature] 11/93
 DATE

PLAN 70
 SCALE: 1" = 100'

MARYLAND ROUTE 99
 LAND TO BE DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD



- LEGEND**
- DENOTES 15.0% TO 24.9% SLOPES
 - DENOTES 25.0% AND GREATER SLOPES
 - DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
 - DENOTES WETLAND LIMITS
 - DENOTES APPROXIMATE 100 YEAR FLOODPLAIN

PLAN
 SCALE: 1" = 100'

NOTE:
 SINGLE FAMILY ATTACHED SHOWN IN R-5A-B WILL BE CONDOMINIUM UNITS. AREAS OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

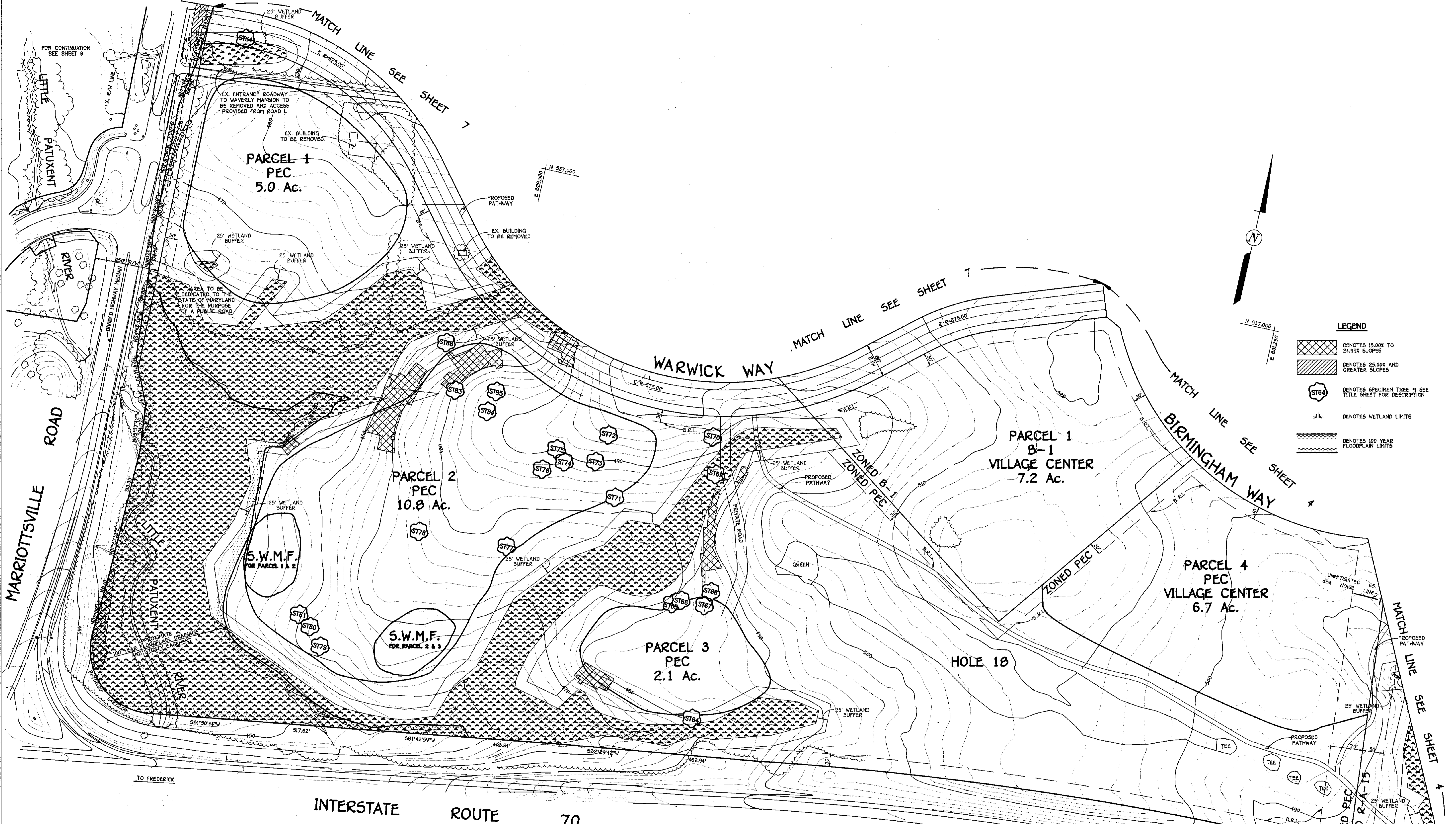
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 HOWARD COUNTY
James Smith 11/30/93
 PLANNING DIRECTOR JR DATE

SKETCH PLAN
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 26, 1993
 SCALE: 1" = 100'
 SHEET 5 OF 12

OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

James Smith 11/1/93
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 907 BALTIMORE NATIONAL PKE. SUITE 100
 ELIZABETH CITY, MARYLAND 21042
 (410) 461-2955



LEGEND

- DENOTES 15.00% TO 24.99% SLOPES
- DENOTES 25.00% AND GREATER SLOPES
- DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
- DENOTES WETLAND LIMITS
- DENOTES 100 YEAR FLOODPLAIN LIMITS

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 300
 GAITHERSBURG, MARYLAND 20878
 (410) 461-8999

E 825,500
 N 535,750

OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

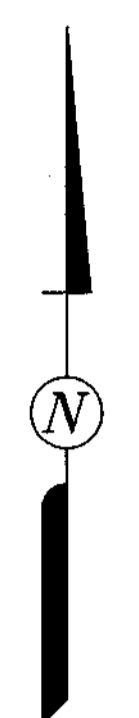
PLAN
 SCALE: 1" = 100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Joseph A. Decker 11/30/93
 PLANNING DIRECTOR JR. DATE

Joseph A. Decker 11/1/93
 DATE

SKETCH PLAN
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 26, 1993
 SCALE: 1" = 100'
 SHEET 6 OF 12

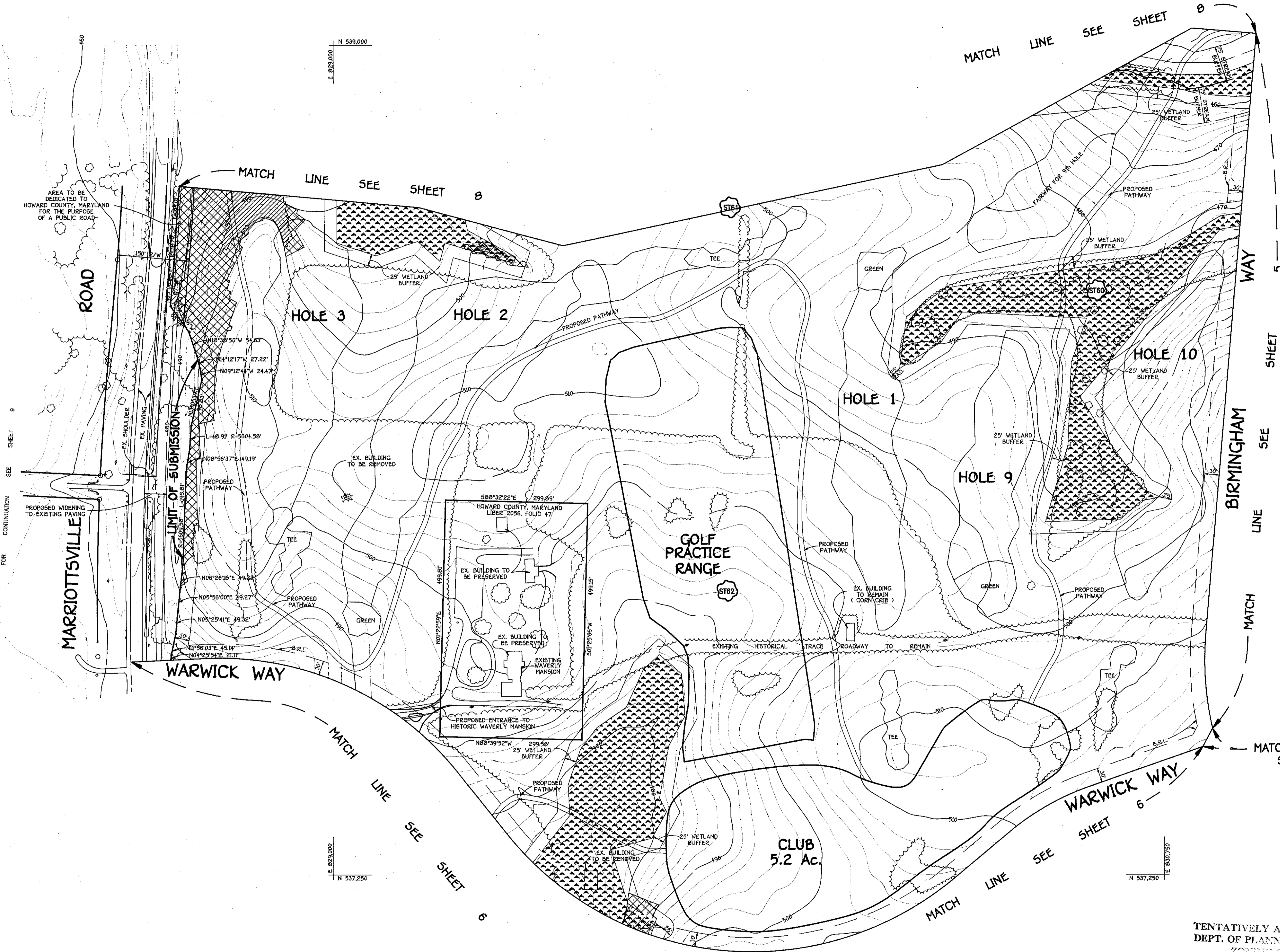
ZONING BOARD CASE #9294



N 539,000
E 823,000

N 537,250
E 823,000

N 537,250
E 830,750



AREA TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD

ROAD

MARRIOTTVILLE

WARWICK WAY

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 6

BIRMINGHAM WAY

MATCH LINE SEE SHEET 4

FOR CONTINUATION SEE SHEET 9

LIMIT OF SUBMISSION

PROPOSED WIDENING TO EXISTING PAVING

HOLE 3

HOLE 2

HOLE 1

HOLE 9

HOLE 10

GOLF PRACTICE RANGE

CLUB 5.2 AC.

EX. BUILDING TO BE REMOVED

EX. BUILDING TO BE PRESERVED
EXISTING WAVERLY MANSION

EX. BUILDING TO REMAIN (CORN CRIB)

EX. BUILDING TO BE REMOVED

ST63

ST62

ST64

ST60

HOWARD COUNTY, MARYLAND LIBER 2056, FOLIO 47

EXISTING HISTORICAL TRACE ROADWAY TO REMAIN

LEGEND

- DENOTES 15.00% TO 24.99% SLOPES
- DENOTES 25.00% AND GREATER SLOPES
- DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
- DENOTES WETLAND LIMITS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PK. SUITE 300
ELLSWORTH CITY, MARYLAND 21041
(410) 481-2855

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
OF HOWARD COUNTY

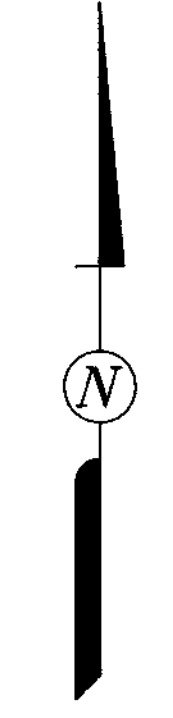
Jessica K. Smith
PLANNING DIRECTOR
DATE 11/20/93

SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 7 OF 12

James A. DeLo
DATE 11/1/93



N 540,500
E 631,250



FRIENDLY FARMS
LOT 3
PLAT No. 9221

N 539,250
E 631,250

LEGEND

- DENOTES 15.00% TO 24.9% SLOPES
- DENOTES 25.00% AND GREATER SLOPES
- DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
- DENOTES WETLAND LIMITS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

James Smith 11/30/93
PLANNING DIRECTOR DATE
JA

SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 8 OF 12

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 HALTHWOOD NATIONAL PKW. SUITE 300
ELLSWORTH CITY, MARYLAND 21042
410-461-2255

PLAN
SCALE: 1" = 100'

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

James P. Duke 11/1/93
DATE

N 530.500
E 826.250

N 530.500
E 822.000

N 537.000
E 826.250



MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 10

PROPERTY OF
DOLL
282 / 171

PROPERTY OF
LINDA L. BARRETT
1345 ROBERTS S. WEINBERG
LIBER 2438 FOLIO 688

PROPERTY OF
HOWARD COUNTY, MARYLAND
891 / 314

ZONED P.E.C.

ZONED P.E.C.

SUBMISSION

SUBMISSION

SUBMISSION

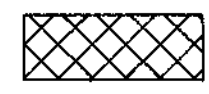
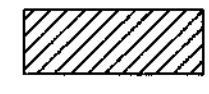



MARRIOTTSVILLE

WARWICK WAY

FOR CONTINUATION
SEE SHEET 7

FOR CONTINUATION
SEE SHEET 6

LEGEND

-  DENOTES 15.00% TO 24.99% SLOPES
-  DENOTES 25.00% AND GREATER SLOPES
-  DENOTES SPECIMEN TREES - 1 SEE TITLE SHEET FOR DESCRIPTION
-  DENOTES WETLAND LIMITS
-  DENOTES 100 YEAR FLOODPLAIN LIMITS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLSWORTH CITY, MARYLAND 21042
410-482-2895

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10905 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY

James A. Carter 11/30/93
PLANNING DIRECTOR DATE
JA

SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 9 OF 12

ZONING BOARD CASE #9294

FOR CONTINUATION SEE SHEET 8



N 540,000
E 928,250

N 540,000
E 928,750

N 538,500
E 928,750

ALPHA LANDFILL

PROPERTY OF HOWARD COUNTY, MARYLAND 891 / 314

PROPERTY OF KOWALCZYK 1282 / 608

PROPERTY OF HENSON 185 / 325

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

PARCEL 8
PEC
21.43 Ac. ±

S.W.M.F.

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 9

PLAN
SCALE: 1" = 100'


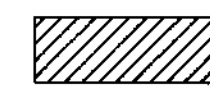



OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

James S. Carter
PLANNING DIRECTOR
DATE 11/20/93
JA

SKETCH PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 100'
SHEET 10 OF 12

LEGEND

-  DENOTES 15.00% TO 24.99% SLOPES
-  DENOTES 25.00% AND GREATER SLOPES
-  DENOTES SPECIMEN TREE #1 SEE TITLE SHEET FOR DESCRIPTION
-  DENOTES WETLAND LIMITS
-  DENOTES 100 YEAR FLOODPLAIN LIMITS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKW. SUITE 100
ELICOTT CITY, MARYLAND 21041
(410) 461-2555

James S. Carter
DATE 11/1/93

APPROXIMATE
100 YEAR FLOODPLAIN, DRAINAGE
AND UTILITY EASEMENT



YEARLY DEVELOPMENT PHASE SUMMARY (PER DECISION AND ORDER OF ZB 929M)																					
PHASE	PH. 1993	PH. 1994	PH. 1995	PH. 1996	PH. 1997	PH. 1998	PH. 1999	PH. 2000	PH. 2001	PH. 2002	PH. 2003	PH. 2004	PH. 2005	PH. 2006	PH. 2007	PH. 2008	PH. 2009	PH. 2010	PH. 2011-2020	TOTAL	
SINGLE FAMILY DETACHED	—	—	—	41	23	27	0	27	0	38	0	25	9	0	0	0	0	0	21	0	211
TOWNHOMES	—	—	—	74	0	60	0	66	58	0	60	0	60	0	40	0	38	46	0	0	502
CONDOS	—	—	—	84	132	72	0	0	0	0	0	0	0	0	0	0	0	0	12	0	300
TOTAL RESIDENTIAL UNITS	—	—	—	199	155	159	0	93	58	38	60	25	69	0	40	0	38	79	0	0	1013
P.E.C.	—	—	—	—	—	175,000 Sq.Ft.	—	—	—	—	250,000 Sq.Ft.	—	—	—	—	—	—	—	—	—	325,000 Sq.Ft.
CLUBHOUSE	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,000,000 Sq.Ft.
B-1 VILLAGE CENTER	—	—	—	—	—	—	—	—	—	—	7.2 AC* PARCEL	—	—	—	—	—	—	—	—	—	—
P.E.C. VILLAGE CENTER	—	—	—	—	—	—	—	—	—	—	6.7 AC* PARCEL	—	—	—	—	—	—	—	—	—	—

NOTE: SINGLE FAMILY ATTACHED SHOWN IN E-5A-B WILL BE CONDOMINIUM UNITS. AREAS OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL FIRE SITE 300
ELLCOTT CITY, MARYLAND 21114
410-481-2855

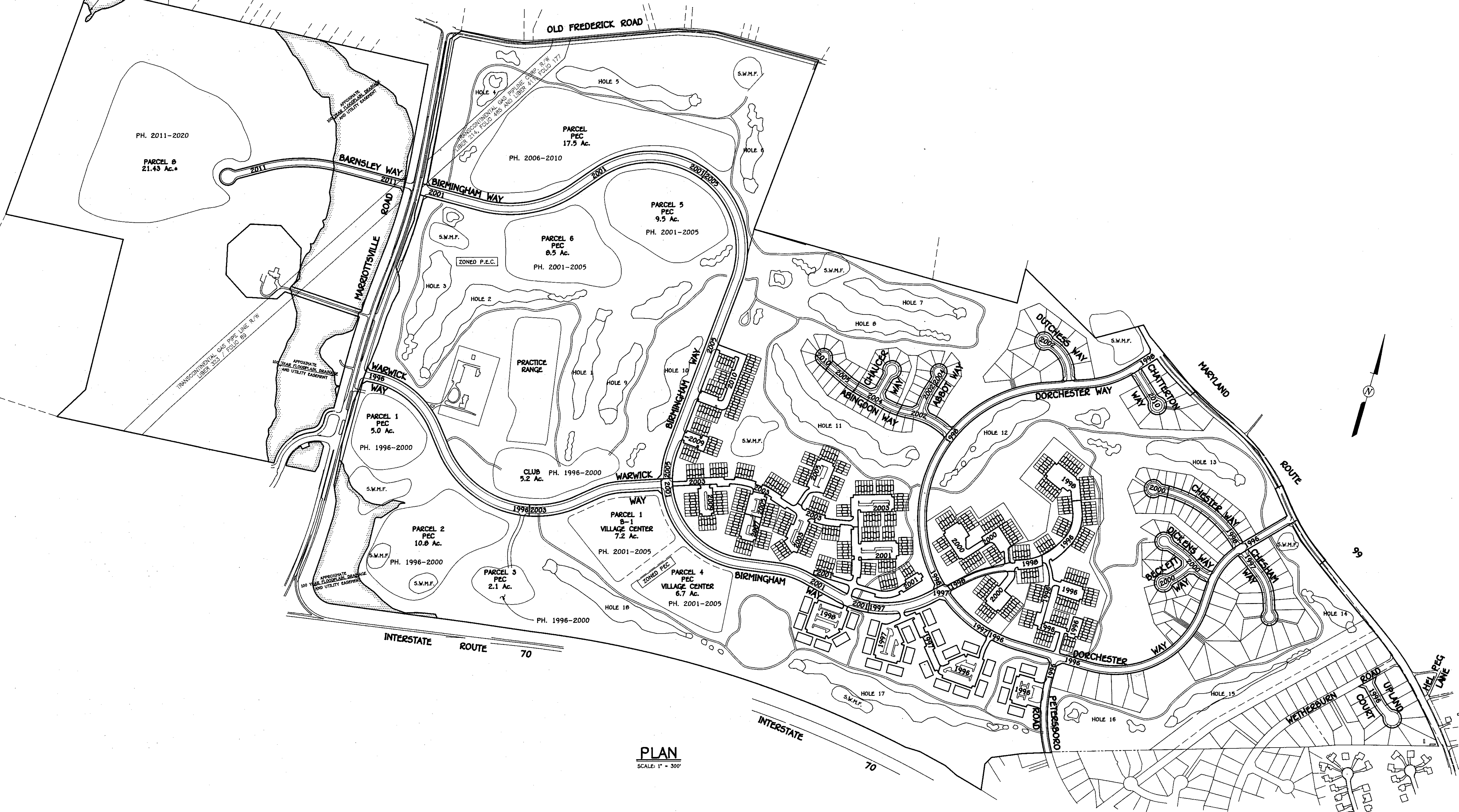
James O. Fisher 11/1/93
DATE

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
James A. ...
PLANNING DIRECTOR
DATE 11/20/93

DEVELOPMENT PHASING PLAN
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 300'
SHEET 11 OF 12

APPROXIMATE
100 YEAR FLOODPLAIN, DRAINAGE
AND UTILITY EASEMENT



PLAN
SCALE: 1" = 300'

NOTE:
SINGLE FAMILY ATTACHED SHOWN IN R-5A-B WILL BE CONDOMINIUM UNITS. AREAS OUTLINED
AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELKEDITZ CITY, MARYLAND 21842
1800 86 - 2022

TENTATIVELY APPROVED
DEPT. OF PLANNING AND PHASING PLAN FOR ROADWAY CONSTRUCTION
HOWARD COUNTY

James S. Smith 11/30/93
PLANNING DIRECTOR
Walter B. Duke 11/1/93
DATE

WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 26, 1993
SCALE: 1" = 300'
SHEET 12 OF 12